

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 14, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Robert Medaugh
Pete Mosely
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Jama Olsen, Planner
Ann Shaffer, County Attorney
Sheila Myers, Planning Assistant
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, December 14, 2006, at 7:00 p.m., in the Board Room of the Franklin City Hall. Commissioners Lamb, Lane and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Staff would like to thank the City of Franklin for the use of their Board Room for the Williamson County Planning Commission meeting.
2. Announcement of the Plan Forum Meeting for Tuesday, January 9, 2007 at 6:30 p.m. to be held in the auditorium at the Administrative Complex.
3. Announcement of a joint meeting of the County Commission and the Planning Commission for January 31, 2007 at 6:30 p.m. in the auditorium at the Administrative Complex which will then lead to a series of Public Forum Meetings to be announced at a later date.
4. Withdrawal of Items 2, 3, 4, 5, 24, 28 and 34.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 11, 2006 meeting.

A motion was made by Commissioner Walton to approve, and seconded by Commissioner Crohan. The motion passed unanimously by voice vote.

CONSENT AGENDA:

BONDS:

1. **Addition to Legends Ridge, Section 1** – Performance Bond for Water (City of Franklin) - \$51,000.
Recommendation: Convert to Maintenance in the amount of \$5,100 for a period of one (1) year.
2. **Beechwood Plantation, Lots 1-11 – Withdrawn.**
3. **Beechwood Plantation, Lots 1-11 – Withdrawn.**
4. **Beechwood Plantation, Lots 12-22 – Withdrawn.**
5. **Beechwood Plantation, Lots 23-31 – Withdrawn.**

6. **Brandon Park Downs, Section 1** – Maintenance Bond for Roads, Drainage & Erosion Control - \$180,000
Recommendation: NOT ON CONSENT.
7. **Kings Chapel, Section 1** – Performance Bond for Collection & Treatment System - \$998,748.
Recommendation: NOT ON CONSENT.
8. **Kings Chapel, Section 1** – Performance Bond for Backup Wastewater Treatment - \$651,000.
Recommendation: NOT ON CONSENT.
9. **Laurel Hill** – Maintenance Bond for Roads, Drainage & Erosion Control - \$50,000.
Recommendation: Extend the current amount for six (6) months.
10. **Laurelbrooke, Section 10-B** – Performance Bond for Roads, Drainage & Erosion Control - \$210,000.
Recommendation: Extend the current amount for six (6) months.
11. **Laurelbrooke, Section 11-A** - Performance Bond for Roads, Drainage & Erosion Control - \$65,000.
Recommendation: Extend the current amount for six (6) months.
12. **Saddle Springs, Section 1** – Performance Bond for Sewer Collection System - \$172,500.
Recommendation: Extend the current amount for one (1) year.
13. **Saddle Springs, Section 1** – Performance Bond for Sewer Treatment System - \$333,284.
Recommendation: Extend the current amount for one (1) year.
14. **Watkins Creek, Section 3** – Maintenance Bond for Water (Milcrofton) - \$14,000.
Recommendation: Extend the current amount for one (1) year.
15. **Watkins Creek, Section 3** – Performance Bond for Collection - \$166,503
Recommendation: Extend the current amount for one (1) year.
16. **Watkins Creek, Section 3** – Performance Bond for Redundant Treatment Facility - \$525,000.
Recommendation: Extend the current amount for one (1) year.
17. **Watkins Creek, Section 4** – Maintenance Bond for Water (Milcrofton) - \$3,500.
Recommendation: Extend the current amount for one (1) year.
18. **Watkins Section, Section 4** – Performance Bond for Collection System - \$76,536.
Recommendation: Extend the current amount for one (1) year.
19. **Watkins Creek, Section 4** – Performance Bond for Agricultural Fencing - \$6,500.
Recommendation: Release the bond.
20. **Whitehall Farms, Section 3** – Maintenance Bond for Roads, Drainage & Erosion Control - \$60,000.
Recommendation: Release the bond.

FINAL PLATS:

29. FINAL PLAT FOR BELLE VISTA, SECTION 2, CONTAINING 29 LOTS ON 15.79 ACRES LOCATED OFF TOM ROBINSON ROAD IN THE 2ND VOTING DISTRICT.

This plat is in order. Approval is recommended pending:

1. The posting of a performance bond in the amount of \$130,000 for Roads, Drainage and Erosion Control;
2. Final approval of water plans and the posting of a performance bond in the amount of \$64,000 as specified by HB&TS Utility District;
3. The posting of a performance bond for landscaping in the amount of \$8,700;
4. Payment of \$467.50 per lot as mitigation funds in lieu of roadway improvements (Traffic Shed 24 D); and
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

32. FINAL PLAT REVIEW FOR SADDLE SPRINGS, PHASE 2A, SECTION 7, CONTAINING 9 LOTS ON 73.08 ACRES LOCATED OFF BETHESDA ROAD IN THE 3RD VOTING DISTRICT (1-2006-436).

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond for roads, drainage, and erosion control in the amount of \$195,000;
2. Posting of a maintenance bond for water improvements in favor of Milcrofton Utility District in the amount of \$12,600;
3. Posting of a performance bond for the sewer collection system in the amount of \$74,000;
4. Payment of funds in lieu of detention in the amount of \$14,465;
5. Posting of a performance bond for landscaping in the amount of \$72,250;
6. Add a note to the face of the plat indicating the date and purpose of the variance granted for this section; and
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

33. FINAL PLAT RE-APPROVAL FOR SADDLE SPRINGS, PHASE 2A, SECTION 6, CONTAINING 4 LOTS ON 26.75 ACRES LOCATED OFF BETHESDA ROAD IN THE 3RD VOTING DISTRICT (1-2006-435).

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond in the amount of \$33,000 for the sewer collection system; and
2. Posting of funds in-lieu-of detention in the amount of \$6,430.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

ITEM 6

BRANDON PARK DOWNS, SECTION 1 – MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report), recommending the bond be extended in the current amount for a period of six (6) months.

Mr. Andrews stated the developer requested this item be pulled from consent in order to address the Planning Commission about the current bond amount and also some other items.

Mr. David Schwab, the developer, stated the only thing left to do to finish this project is to apply the E-mix. He stated that they currently have an \$180,000 bond securing \$80,000 worth of work. He stated that Mr. Andrews had an estimate of \$81,000 however the developer has gotten three estimates, one for a little over \$80,000, one for around \$90,000, and one for \$119,000. He is asking for the bond amount to be reduced to \$100,000 and that he be allowed to go ahead and apply the e-mix asphalt before the expiration of the bond in June. He stated they will not reach 60% build out for two or three years and he does not want the base mix to lay open for that period of time before it is sealed.

Chairman Lackey wanted to know what the regulations were regarding the bond amount.

Mr. Andrews indicated that the regulations state that the bond amount be at or around 30% of the original construction cost. Looking at the current numbers the bond could be reduced to \$151,000 and still be within regulation. Anything lower would require a variance.

Chairman Lackey then wanted to know what Staff's thoughts were concerning the e-mix.

Mr. Andrews stated this is a gated community and staff would not have a problem with the e-mix being applied prior to 80% build out.

Chairman Lackey then asked for any comments.

Commissioner Pratt asked Mr. Schwab if he understood correctly that one problem was the bond amount and one was the e-mix.

Mr. Schwab stated that was correct.

Mr. Andrews stated the developer had contacted him in regards to the bond amount and he told him that as a member of Staff, he does not have the authority to reduce the bond lower than the regulations allow but as the developer, he did have the right to ask the Planning Commission to reduce the amount. The second issue was placing the e-mix prior to 80% build out.

Commissioner Pratt asked if Staff would have a problem with this.

Mr. Andrews stated Staff would not have a problem with this due to the fact it is a gated development.

Chairman Lackey asked if the bond was reduced to \$151,000, would it still be within regulations.

Mr. Andrews stated it would still be within regulations at \$151,000. but staff is unable to say what the cost would be next year to surface it.

Commissioner Mosley stated if the bond could be reduced to \$151,000 he saw no problem with that.

Chairman Lackey asked Commissioner Mosley if he would like to make a motion.

Commissioner Mosley made a motion to reduce the bond to \$151,000 and that applicant could apply e-mix when he was ready. Commissioner Murdic seconded the motion which passed by unanimous voice vote.

ITEM 7

KING'S CHAPEL, SECTION 1 – PERFORMANCE BOND FOR COLLECTION AND TREATMENT SYSTEM

Mr. Horne reviewed the background (see Staff report). He then asked Bo Butler, the County's Wastewater Consultant, with Smith, Seckman and Reid to report on his findings.

Mr. Butler stated that he had gone back and researched the bonds that are currently in place. The Performance Bond for the Collection System for Phase 1 that was recommended was \$240,540, for Phase 2A it was \$57,500 and for the treatment of disposal system based on a cost estimate that was initially submitted with the developer's DSIR, the recommended bond amount was \$758,208. The total amount of the bond recommended was \$1,056,248.

Chairman Lackey asked Mr. Butler what his thoughts were on the request to lower the bond amount.

Mr. Butler stated that he had spoken to the developer December 13, 2006 concerning the collection system. Initially the developer had sent a letter requesting a reduction of Phase 1 of the collection system. His consultant sent a letter to the County in March in which he requested a reduced bond amount for Phase 2A. In doing so, he explained that Phase 1 included much of the sewer infrastructure for Phase 2A. After his discussion with the developer on December 13th, it was his understanding that the developer did not have a problem with the collection system bond as recommended but the developer felt there was some discussion with regards to the performance bond for treatment and disposal. The Developer questioned whether the bond should remain at \$758,208 based on the fact that the developer claimed he paid just a little over \$250,000 for the treatment system and not \$500,000 as submitted with the initial DSIR. Mr. Butler stated that he had asked for some background information to substantiate this cost claim, such as unit price, invoices, etc. and some information had been sent but it was insufficient to recommend reduction in bond amount.

Chairman Lackey asked for Mr. Butler's recommendation.

Mr. Butler recommended the bond amount remain at \$998,748.

Mr. John Powell, the owner of King's Chapel Capacity, LLC, stated his company did not submit the original DSIR in which the bonds were derived from. He understands the regulations for wastewater for Williamson County states bonding 150% of construction cost. His construction cost, which is already paid for, is nowhere close to the original bond amount. In March Mr. Powell notified the County of this and he believes the Staff and Planning Commission acted appropriately on Phase 2A. However, the bond amount for Phase 1's, treatment and disposal system cost him \$265,000 and he provided a copy of his check to both Mr. Butler and the County. On the collection system of Phase 1, their cost is around \$150,000.

Commissioner Murdic wanted to know if the problem was that Mr. Powell had not provided sufficient evidence to support these figures.

Chairman Lackey stated that was correct.

Mr. Powell stated Mr. Butler had given them a letter asking their construction engineer to give cost estimates, but how can you ask an engineer to give an estimate on something that has already been bought, built and paid for?

Commissioner Pratt asked if Mr. Powell could supply an audited cost signed off on by a CPA where this money was spent.

Mr. Powell stated that they had given a copy of the paid check.

Commissioner Pratt said he would like to see it broken out so that it could be verified that this was what the check was written for.

Chairman Lackey stated that Mr. Butler's letter to Mr. Powell was clear in what he needed to supply in order for the bond amount to be reconsidered and he asked Mr. Powell if he could supply this information.

Mr. Powell stated that they were not supplied a detailed list.

Chairman Lackey stated that before the bond could be reduced, Mr. Powell would have to submit a detailed list of costs.

Mr. Powell wanted to know since the collection and treatment facility has already been built, how are they to get a detailed list. He stated the detail is in their check. He suggested looking at the same system in other counties and seeing what they cost.

Commissioner Pratt asked if Mr. Powell just wrote one check.

Mr. Powell stated he wrote two checks, one for \$250,000 for the treatment and disposal system and one for \$15,000 for the backup pond.

Commissioner Pratt again asked if Mr. Powell did not have some kind of list breaking down this cost.

Mr. Powell stated "No". He said he gave Mr. Butler the invoices for the \$15,000 but he did not have an invoice for the \$250,000. He gave him the check as proof of payment.

Commissioner Murdic made a motion to accept Mr. Butler's recommendation to leave the bond at the current amount. Commissioner Medaugh seconded the motion which passed by unanimous voice vote.

ITEM 8

KING'S CHAPEL, SECTION 1 – PERFORMANCE BOND FOR BACKUP WASTEWATER TREATMENT SYSTEM

Mr. Horne reviewed the background (see Staff report). He then stated that Mr. Butler had recommended the bond amount remain at \$651,000.

Chairman Lackey asked Mr. Powell if he had any comments on this item.

Mr. Powell stated that by keeping the bonds at the current amount the County was disregarding its own regulations that states bonding is a function of construction cost, not construction estimates.

Commissioner Murdic made a motion to accept Mr. Butler's recommendation to leave the bond at the current amount. Commissioner Walton seconded the motion which passed by unanimous voice vote.

PUBLIC HEARINGS

ITEM 21

CONSIDERATION FOR THE ADOPTION OF THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), 2006 EDITION (6-2006-012)

Mr. Matteson reviewed the background (see Staff report) recommending adoption of the code.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments.

Commissioner Medaugh wanted to know the difference between the Southern Building Codes and the International Residential Codes.

Chairman Lackey stated he believed it was a little more clear and stricter from his understanding.

Mr. Mark McMillian, Building Codes Director, stated that the IRC is more prescriptive than interpretative. This code was developed by an actual board of architects, engineers and builders. This has replaced the Southern Building Codes. He stated the three model building codes organizations of the United States have combined to form the International Code Council. We would be the last in the County to go to the IRC and it does have the backing of the Home Builders Association.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

ITEM 22

AMENDMENT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING POTABLE WATER (6-2006-011)

Ms. Haines reviewed the background (see Staff report). Staff recommends approval of the proposed amendment.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments.

Commissioner Pratt wanted to know why, in paragraph three of the staff report, that the word "well" was there. He felt it was too descriptive and could later cause a problem.

Ms. Haines stated that it was fine to remove the word and that Staff wanted to be sure everyone understood the comment.

Commissioner Pratt said he felt it should just say "the County does not guarantee a water source."

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

ITEM 23

SITE PLAN AND CONDITIONAL USE REVIEW FOR HATCHER FAMILY FARM STORE ON 2 ACRES LOCATED AT 6545 ARNO ROAD IN THE 3RD VOTING DISTRICT (5-2006-032)

Ms. Olsen reviewed the background (see Staff report) recommending approval with the following stipulations:

- 1.) All signage be approved per Ordinance requirements;
- 2.) An additional note shall be placed on the site plan indicating this use may only operate in association with a bona fide farm (on the same or adjoining property) of at least 15 acres; and
- 3.) Completion of an Affidavit of Compliance to ensure continued adherence to the Williamson County Zoning Ordinance, specifically Division 4520(K) and the approved site plan.

Chairman Lackey opened the Public Hearing.

Charlie Hatcher, the applicant, 6561 Arno Road, stated his family operated a small dairy farm and veterinarian office at the proposed location. The dairy business is not a lucrative one. They are facing encroaching developments and would like to keep the farm active. It has been in their family since 1831. This proposal, he believes, will help them do this if their marketing is done correctly. They plan on processing and pasteurizing their fluid milk and selling the product at this location. They also plan on selling other agricultural products that carry the "Pick Tennessee" label sponsored by the Tenn. Dept. of Agriculture. He stated he would be glad to answer any questions the commission may have.

Commissioner Judy Hayes (3rd District), 1775 Popes Chapel Road, stated she was very excited by the fact that some of the countryside could stay country. She believes this will help the farmers stay in business. She noted the Planning Commission recently made a text amendment change in order to make this type of business possible and she greatly appreciated it. She knows the applicant and feels it will be done correctly with the help of the Department of Agriculture and Middle Tennessee State University. She stated it will help agri-tourism, it will help the farmers, and it will help the countryside and she appreciates the support.

There being no other comments, Chairman Lackey closed the public hearing.

Chairman Lackey asked for comments.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

ITEM 24

SITE PLAN AND CONDITIONAL USE REVIEW FOR LEE RESTORATION ON 1 ACRE LOCATED AT 4311 OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT (5-2006-031)

This item was withdrawn.

SKETCH PLAN

ITEM 25

SKETCH PLAN REVIEW FOR CARTWRIGHT CLOSE, CONTAINING 23 LOTS ON 141.00 ACRES LOCATED OFF HIDDEN VALLEY ROAD IN THE 7TH VOTING DISTRICT (1-2006-112)

Mr. Matteson reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review/approval by the County Engineer;
2. Submission of water plans for review/approval by Mallory Valley Utility District;
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources;
4. Relocation of stormwater detention facilities outside of Waterway Natural Areas; and
5. Submission of hydrological determinations for potential waters of the state.

The Final Plat must address the following:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Mallory Valley Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal management.

Chairman Lackey asked for comments.

David Schwab, applicant, stated they are ready to take this to the preliminary plat stage so if anyone has any questions or concerns please let them know. He stated they will be entering on Hidden Valley Road on a 50 foot right-of-way that is already existing. Lot 23 will be retained by the current owner but will also be a part of the subdivision. Some of the lots will be smaller than originally planned due to floodplain and waterway natural areas.

Mr. Bill Lockwood, consultant for Barge Waggoner Summer & Cannon stated Staff had addressed most of these issues in their report.

Commissioner Pratt wanted to know why there isn't an exit at Log Cabin Trail and Mt. Mourinsi.

Mr. Schwab stated that it is on a 25 foot easement and he does not believe the neighbors want an exit located there, and because it will be a gated community, they will have an emergency access only.

Commissioner Walton wanted to know how many acres lot 23 was.

Mr. Schwab stated it was approximately 23 acres.

Commissioner Walton wanted to know if this lot could be subdivided in the future.

Mr. Schwab stated it was the owner's intention to subdivide for his children at a later date. It would be written into the subdivision covenants that this could be done for this one lot only.

Commissioner Pratt asked if all of the other lots would be deed restricted except this one.

Mr. Schwab stated they would and that lot 23 would be restricted to no more than four lots.

Commissioner Walton said this needs to be included in the plans.

Chairman Lackey asked if the current owner would be a part of the homeowner's association.

Mr. Schwab stated he would not unless he subdivided lot 23.

Chairman Lackey stated lot 23 is not really a part of this subdivision.

Mr. Lockwood stated it was a separate lot with deed restriction to 4 lots.

Commissioner Pratt asked would there also be deed restrictions to the size of home that could be built.

Mr. Schwab stated if lot 23 is subdivided then each lot created would have to meet every regulation under the covenants and restrictions.

Commissioner Walton asked if the current owner would access his property through the gated community.

Mr. Schwab stated he would.

Mr. Lockwood stated he believed the current owner would be a member of the homeowner's association under a special class until he subdivides.

Chairman Lackey made note for the developer to be exceptionally careful with the detention facilities and how these are dealt with due to the flooding issues associated downstream from this development.

Commissioner Medaugh wanted to know if any road improvements would be made.

Mr. Schwab stated they would improve the intersection at the entrance but nowhere else because a traffic study is no longer necessary. He also assumed they would do a three way stop but that would be up to the County.

There were no other comments,

No vote was required.

PRELIMINARY PLATS

ITEM 26

PRELIMINARY PLAT REVIEW FOR DELTA SPRINGS, CONTAINING 34 LOTS ON 61.72 ACRES LOCATED OFF S. CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2006-313).

Mr. Matteson reviewed the background (see Staff report). Staff recommends approval of the preliminary plat.

In conjunction with final plat consideration, the following items will need to be addressed:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
2. Establishment of performance bonds for roads, drainage, and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
7. Dedication of right-of-way 30 feet off centerline of South Carothers Road.

Chairman Lackey asked for comments.

Commissioner Pratt stated he felt the applicant had done a wonderful job with this property.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous voice vote.

ITEM 27

PRELIMINARY PLAT REVIEW FOR GROVE PARK, ADDITION 1, CONTAINING 12 LOTS ON 34.38 ACRES LOCATED OFF ARNO-COLLEGE ROAD IN THE 3RD VOTING DISTRICT (1-2006-317).

Mr. Matteson reviewed the background (see Staff report). Staff recommends approval of the preliminary plat.

In conjunction with final plat consideration, the following items will need to be addressed:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;

2. Establishment of performance bonds for roads, drainage, and erosion control;
3. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management.

Chairman Lackey asked for comments.

Commissioner Mosley wanted to know the status of the road leading to this section.

Mr. Andrews stated it is his understanding that a contractor has been hired and as soon as paving season opens in the spring, the surface will be paved.

Chairman Lackey wanted to know about signage.

Mr. Andrews stated signage has been placed but staff will be asking the developer to change the way he has them placed due to the fact they have them all placed in the front. Mr. Andrews will be talking to the developer about different placement.

Chairman Lackey wanted to confirm that he remembers correctly that a 2nd means of ingress / egress would be needed for future development but did not include these 12 lots.

Commissioner Mosley and Commissioner Fisher agreed that was also their understanding.

There being no other comments, Commissioner Mosely made a motion to accept Staff's recommendation with an added note that a second means of ingress / egress must be provided before any more lots (beyond these twelve) will be approved. Commissioner Pratt seconded the motion, which passed by unanimous voice vote.

FINAL PLATS

ITEM 28

FINAL PLAT REVIEW FOR ALAN SANDERS, 3RD LOT ON AN EASEMENT, ON 5.78 ACRES LOCATED OFF WADDELL HOLLOW ROAD IN THE 2ND VOTING DISTRICT (1-2006-437).

This item was withdrawn.

ITEM 29

FINAL PLAT REVIEW FOR BELLE VISTA, SECTION 2, CONTAINING 29 LOTS ON 15.79 ACRES LOCATED OFF TOM ROBINSON ROAD IN THE 2ND VOTING DISTRICT (1-2006-433).

Part of Consent Agenda.

ITEM 30

FINAL PLAT REVIEW FOR REVISION, GARRISON SPRINGS ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 92.53 ACRES LOCATED OFF GARRISON ROAD IN THE 2ND VOTING DISTRICT (1-2006-438).

Ms. Haines reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Approval of septic areas via the Department of Sewage Disposal Management;
2. Signature by Emergency Management approving the new street name; and
3. Payment of any outstanding penalties for stormwater violations prior to recording of the final plat.

Chairman Lackey asked for comments.

Commissioner Murdic asked about comment number 3, about outstanding penalties for stormwater violations.

Mr. Andrews stated that stormwater regulations state a civil penalty can be assessed against a development if there are violations to the stormwater regulations and Staff is now trying to insert a comment that will give some leverage to collection of these fines.

Chairman Lackey asked if this development currently has a civil penalty against them.

Mr. Andrews stated he believed they did.

Ms. Haines stated the final plat could not be recorded until the penalties were paid.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

ITEM 31

FINAL PLAT REVIEW FOR OWENDALE, CONTAINING 13 LOTS ON 71.38 ACRES LOCATED OFF OWEN HILL ROAD IN THE 3RD VOTING DISTRICT (1-2006-432).

Mr. Matteson reviewed the background (see Staff report) recommending approval with the following stipulations:

1. The posting of a performance bond in the amount of \$110,000 for Roads, Drainage and Erosion Control;
2. Final approval of water plans and the posting of a maintenance bond in the amount of \$8,250 as specified by Milcrofton Utility District;
3. The posting of a performance bond for landscaping in the amount of \$2,775;
4. Payment of funds in lieu of detention in the amount of \$13,299; and

5. Designation of a Public Utility and Drainage Easement along Owendale Lane adjacent to lot 13 to accommodate stormwater drainage.

Chairman Lackey asked for comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

ITEM 32

FINAL PLAT REVIEW FOR SADDLE SPRINGS, PHASE 2A, SECTION 7, CONTAINING 9 LOTS ON 73.08 ACRES LOCATED OFF BETHESDA ROAD IN THE 3RD VOTING DISTRICT (1-2006-436.)

Part of Consent Agenda.

ITEM 33

FINAL PLAT RE-APPROVAL FOR SADDLE SPRINGS, PHASE 2A, SECTION 6, CONTAINING 4 LOTS ON 26.75 ACRES LOCATED OFF BETHESDA ROAD IN THE 3RD VOTING DISTRICT (1-2006-435).

Part of Consent Agenda.

ITEM 34

FINAL PLAT REVIEW FOR WATKINS CREEK, SECTION 5, CONTAINING 32 LOTS ON 41.81 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4TH VOTING DISTRICT (1-2006-434).

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 8:15 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 11, 2007.

CHAIRMAN JOHN LACKEY